

CIRM RFA 07-03
Application # FA1-00619-1
Functionality Score: B-
Value Score: C

Overall, the design team has done a good job of opening up the laboratories within a small floor plate and making the most efficient and flexible layouts possible. The small floor plate dimensions allow for daylighting from both sides of the building into the lab areas. The building relies heavily on the adjacent Neurosciences building for support and cores. The common non-lab functions have been located at the linking bridge creating an inviting and useful interaction point enticing to both buildings.

Functionality

Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Chicago
St. Louis
Calgary
Vancouver
Victoria
San Francisco
Los Angeles
Shanghai

The floors 2-5 are essentially large open labs with internal circulation. This arrangement plus the use of plug-n-play casework allows for maximum flexibility for space and functional assignments. The amount of lab support space on the floors is good, however, the reliance on Cores in the adjacent building or at the remote locations of the SC3 partners may cause problems with inefficiencies of travel to these sites. The institution is looking for outside funding to build-out the vivarium shell. They anticipated getting funding within 18 months of occupancy. The construction activities associated with building out the vivarium will be very disruptive to the adjacent core facilities which include NMR, mass spectrometry, histology and high throughput screening.

Value

		Institute Avg	Range
The Net/Gross sf ratio of the overall building	60.6%	65%	60.6% – 71.8%
The Project cost / gsf	\$914*	\$936	\$757 - \$1,164
The asf of Lab + Lab Support + PI Office space / PI	1,991	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:0.93	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	288**	721	108 – 1,577
The group 2 equipment budget / PI	\$174,000	\$427,596	\$174,000 - \$1.05M
CIRM funds / PI	\$2,333,333	\$2,059,273	\$1.6M - \$2.38M

* does not include cost of lab casework or vivarium equipment

** does not include shelled vivarium

In trying to minimize cost, the institution will use the vivarium in the adjacent building via a new tunnel, but proposes to shell 9,102 asf in the basement as a future animal facility. There are no costs in this project for this area other than the shell cost. All the casework has been identified as owner furnished and does not show up in the construction cost nor the Group 2 Equipment cost.